G#30930-8

BOX #14

WARRANTY DEED	State of Tennessee County of Davidson
Bill Garrett Davidson County Batch# 118008 DEEDWARR 07/18/2018 12:14:57 PM 2 pgs Fees: $13.00 Taxes: $2,053.50 20180718-0070007	The actual consideration or value, whichever is greater, for this transfer is **$555,000.00.** Affiant Subscribed and sworn to before me, this the 16th day of July, 2018. Notary Public My commission expires: March 10, 2019 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
CJ Partners, LLC	**"New Owner"**	**Map 115-15-0 Parcel 049.00**
Attn: Jim Jacobs **209 29th Avenue North** **Suite 150**		
Nashville, Tennessee 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas W. Hagan, Jr. and Richard H. Hagan, Co-Executors under the Last Will and Testament of Jayne Haury Hagan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CJ Partners, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of West Meade Farms, Inc., Section E, of record in Plat Book 1835, Page 70, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas W. Hagan and wife, Jayne Haury Hagan, by Deed dated August 6, 1952 from West Meade Farms, Inc., a corporation, of record in Book 2091, Page 215, Register's Office for Davidson County, Tennessee. The said Thomas W. Hagan and Jayne Haury Hagan having died, Thomas W. Hagan having predeceased Jayne Haury Hagan on June 22, 1989. The said Jayne Haury Hagan (the "decedent") having died on March 20, 2018. The decedent's Last Will and Testament dated March 8, 2017 (the "Will") was admitted to probate on April 19, 2018 under Case #18P634 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Thomas W. Hagan, Jr. and Richard H. Hagan were appointed Co-Executors of the decedent's Estate, under said Will.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 1835, Page 70, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; (2) Restrictive Covenants contained in instrument of record in Book 2011, Page 235, Register's Office for Davidson County, Tennessee; and, (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **6230 Robin Hill Road, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **29th** day of **June, 2018.**

Thomas W. Hagan, Jr. Co-Executor under the Last Will and Testament of Jayne Haury Hagan

Richard H. Hagan Co-Executor under the Last Will and Testament of Jayne Haury Hagan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas W. Hagan, Jr. and Richard H. Hagan, Co-Executors under the Last Will and Testament of Jayne Haury Hagan** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **June, 2018.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.